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(Applications for 25,000 sq. ft. or more considered)

Sixth Ave., 18th to 19th Sts.

STORES 6,000 to 35,000 Sq. Ft. BASEMENT 10,000 to 75,000 Sq. Ft. **CROSS&BROWN**

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TWO GEMS—10 and 7 rooms, strictly mod-ern, all improwements; excellent loca-tions; large plots, fine shade, fruits, grapes, berries; garage; view of Sound; artistic decorations, extremely attractive; sacrifice for quick sale; terms. W. H. Holman, Owner, Douglaston. Phone Bayside 881 or 235.

DUPLEX HOUSE, now being remodeled. One side rented \$50. Price, \$9,000; easy payments: 20 miles out on Long Island. Richard T. Childs, 47 West 34th St. Westchester

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A beauty, 9 rooms and 3 baths; gas, electricity, hot water heat; fine corner plot; abundance of trees and shrubs; in finest section; convenient to station; owner must sell. DRUMMOND, 17 West 42d st. Tel. Murray Hill 7323.

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WANTED—Christian couple to share home with family of two adults; modern 9-room house, good location. P. O. Box 312, New Rochelle, N. Y.

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FOR SALE—Orange County, New York; elevation 1,500 feet; country home, garage, stables and barns; practically new; all modern improvements; with about twenty acres of grazing land and orchards. Write for particulars. Address Box C 156, Tribune.

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SACRIFICE by builder—Must sell by Oct. 2 to reduce expenses, 7-room house, tiled bath: plot 100x130 ft. Dutch Colonial; \$2.000 cash; \$7.000 easy term mortgage buys it. A 10-room house, 2 tiled baths; plot 100x150 ft.; garage included; modern Colonial; \$33.500; moderate initial payment; can both be occupied by Oct. 1; Montelair-Morristown section; fine commuting service; both big bargains. CONSTRUCTOR, P. O. Box 1107, City Hall Sta., New York City.

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Sinces, showrooms and con-and upward.

CLARENCE G. MARTENS.

1416 B'way (39th st.).

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Wanhattan. Suit-LOFT for rent in lower Manhattan. Suitable office or light manufacturing, about 3,500 sq. ft.; long lease. Inquire E. B. Ericksen, or J. P. Cody. 588 Hendrix St., Brooklyn. Telephone Glenmore 2701.

BROADWAY, 487, cor. Broome st.—Fine light store with large basement; immediate possession. F. J. GUILFOYLE & CO., 165 Broadway. Cortlandt 7475.

THREE light lofts, 24x96 ft., suitable for on st., city. Tel

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DESIRABLE APARTMENT, overlooking the highest part of Central Park, completely and tastefully furnished; parquet floors in all rooms, including hallway, antique rugs and paintings will be left if desired to a small family of responsibility.

Also one of seven rooms, with all improvements and northern, southern and western exposure; furnished completely; bedrooms, bath, hall and Kilburn cabinet folding beds; foreign rugs, oil paintings by some of the world's famous artists; possession October 1; present tenant, desires to change for suburbs. L. 878, Tribune.

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-Furnished apartment, parlor, bedroom and bath; elevator and maid's service; to subjet till October 1st; rent reasonable. Apply Miss Weiner. Phone Murray Hill, 6383.

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A few large and small duplex studio apartments of 3 and 6 rooms, fornished and unfurnished; free cooking service and free refrigeration; retained, swimming pool; maid service by the hour.

109TH ST., 222 WEST—One, two and three rooms, bath and kitchenette. Apply on premises

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445 EAST 19TH ST., \$35,000.

Attractive home on finest block in Fist-bush, between Dorchester road and Ditmas *1.13 rooms, 3 baths; built to order; hardwood firroughout; parquet floors, hot water heat, hot water supply; large plot, f5x129 ft.; garage; immediate possession; your own broker or owner direct. Tele-phone Mansfield 2223.

Invests in Brooklyn Flats The Melster Builders, Inc., sold the four-family building 163 Tenth Street, 20x100.

Frederick W. Walker jr. sold the two-story residence 469 Second Street for Anton Pape.

New Garage in Bronx Sold Harry Cahn and Philip Wattenberg sold the newly completed one-story garage, 150x100, at 1040 to 1044 Whit-lock Avenue, southeast corner of Faile Street, to the Superior Garage Corpo-

In the Auction Market BECOND AV. s w cor 127th st. 99.11x230, vacant; George E Warren et al against George Av E Co et al; adjourned to Oct 18.

MODERN FIREPROOF BUILDING

Entrance No. 45 West 18th St.

TO LET 28-30 W. 23d Street

> FIVE FLOORS 21,000 Sq. Ft. Each

9-19 W. 22d Street

Sprinkler, Modern

Immediate Possession of 21,000 Sq. Ft.

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BROOKLYN—10,000 sq. ft., new 1-story brick, high ceilings, steam heat—3 sterles can be added. Rent or seil. Immediate possession.

buildings; fully equipped for woodworking. R. R. siding and docks.

EW YORK HAPPED. NEW YORK HARBOR—70,000 sq. ft. modern building, suitable for machine shop, woodworking or chemical, 30 acres land; R. R. siding and dock.

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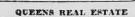
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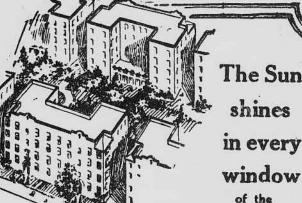
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The illustration shows the unique block plan. The interior of the block is restricted to a park for the benefit of ail. Each apartment faces in the street and garden. Every built-in porches and all are up to date in every particular. It will be well worth your while to investigate the Jackson Heights Plan of Tenant Ownership.

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Parsons Ave.-Hyacinth Place,

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SPECIAL BARGAIN

6 ROOMS-PLOT 50 x 100

EASY TERMS

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\$1,000 CASH will buy a quality home in strictly residential section of Richmond Hill. One-family, containing 6 rooms and bath; inclosed porch, parquet floors, electric lights, steam heat, auto driveway, sidewalks, asphalt paved street, no assessments. Immediate occupancy Price \$8,500. Balance like rent. Roanoke Construction Co., 199th St., corner Liberty Ave. Take Fulton St. "L" to Greenwood ave. station.

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Immediate occupancy. \$1000 cash.

Buys new one family cottage of 6 rooms and bath; enclosed porch; parquet floors; electric lights; steam heat; auto driveway; sewers; sidewalks; asphalt paved street; no assessments. Price \$8,500-Balance like rent

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Don't pay the landlord the price of a new six room house at Kew Gardens. Ready now. Edgeworth Smith, Inc., 1W.34th St. Sole Agents, Fitz Roy 5250. Kew Gardens office at Station.

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17 rooms, 3 baths; immediate possession CLARK T. CHAMBERS

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Beautiful Estate, L. I. Sound, within asy commuting distance: 12 rooms, 1

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NEW semi-bungalow, 6 rooms and bath, white clapboard siding, living room, open fireplace; hot water heat; \$11,500.

HENRY R. DOWNEY, Est 1896
233 Huguenot st Tels. 1807 and 4861.

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SACRIFICE to settle estate: a read of the considered; case termont. N. Y.

SACRIFICE to settle estate: a read of the considered; case termont.

SACRIFICE to settle estate; 3-room cottage, 2 baths, hot water heat, gas, electricity; close to water front; ideal location asking \$14,000; anxious to seil F. A. RELLSTAB. 31 North av. Tel. 3871 New Rochelle, N. Y. Premium Point Residence, on 1 1/2 acres, \$125,000; 10-room house, residence park modern, plot 100x100, \$16,000; bargains in homes from \$5,000 up. GIAI. REALTY COMPANY, 264 Huguenot Street.

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White Plains, Hartsdale, Scarsdale,
From \$10,000 up. Send for list.
WM. E. MORRELL, Inc.,
Depot Square, White Plains, N. Y. Tel. 904.

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Building material is coming down (see daily papers) The value of lots should begin to rise

They are now at the bottom

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Send for bookmaps to JOSEPH P. DAY, 67 Liberty Street, or J. CLARENCE DAVIES, 149th St. & 3d Ave. APPLETON, PERRIN & HOYT, Agents and Auctioneers

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Demolition to clear the site. **HOOKER & ROGERS**

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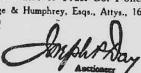
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18 big rooms, 3 tiled baths, fine billiard room, big open fireplace, wide concrete verandas; beautifully finished throughout; parquet floors cask, old ivery and mahogany cask, old ivery and mahogany finished trim; fine tree-covered grounds and lawn; exclusive residential neighborhood; convenient to R. R. express station; nearly 800 ft. elevation; everlooking beautiful initiates and near golf and country club, Ethools, churches and markets; almost an acre of grounds. Twe cer garage included. Less than one hour by train to N. Y. City, via D. L. & W. R. Excellent commuting service. Bathing and boating rights run with the land. Ideal spot for year round living. Pictures, plans and full details may be obtained from GEORGE C BLACK-WELL, Sherman Square Hotel, 71st St. and Broadway, N. Y. City. Tel. 8400 Columbus.



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Handsome new Colonial House on large corner plot in strictly residential community, 35 minutes from New York. Fine living room, wide porches, ogen fireplaces in living room, dining room and billiard room; five bedrooms, sleeping porch, 3 tiled baths, sanitary gas kitchen and modern laundry. A BARGAIN AT \$22,000

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With Old Mansion and Outbuildings. Known As Old Ferry Point, Bronx

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Apartments suitable for doctors, pro-essionals and private parties; consist if studio, bedchamber, foyer, bath and titchenette. Ready for occupancy.

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Two rooms and bath and klichenette to lease unfurnished, from Oct 1. E. FRANKLIN, 838 1st Ave. Vanderbiit 4295.

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OPPOSITE CHESTER HILL PARK—8 rooms, 2 tiled baths, up to the minute; corner plot, 115x110; garage. Mr Just, 4525 B'way. Tel. 2061 Wadsworth N. Y. City. COLONIAL FRAME DWELLING, six large rooms, tiled bath open fireplace, restricted location; large plot; garage; 318,000; terms. Tichborne, 54 Mt. Vernon ave. Tel. 3443.

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Restaurant-swimming pool. Maid service by the hour. INQUIRE MANAGER ON PREMISES FOR RENT

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2-3-4 ROOMS 1 and 2 Baths FURNISHED AND UNFURNISHED

IMMEDIATE POSSESSION

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Just completed, thoroughly wellconstructed houses, Colonial and English in design, some with garages, located in exclusive residential section. Planned for easy housekeeping; contain 7 and 8 rooms and 3 baths; laundry and toilet in basement, hot water heat, beautiful polished floors throughout. Prices \$22,000 to \$28,000. Apply on Premises or

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W. D. HUNTER,

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85,000 Sq. Ft. Each

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In the centre of the business and residential districts; three rooms, beautifully decorated and well lighted; elevator serv-ice day and night; especially suited for business or profes-sional purposes; rent very rea-sonable.

To lease from October first; 1,150 square feet, unobatructed exposure, corner thirteenth floor Emmett Building, Madison Avenue and 29th Street; \$3.00 per square foot, including light and janitor service. Isquire Standard Paint Company, Woolworth Building.

NEWARK-122,000 sq. ft., 4-story & basement brick and mill construction; 100% sprinklered; perfect light; fully equipped power plant. Very exceptional for price quoted.

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MANHATTAN-63.500 sq. ft., 5-story & basement concrete, heavy construction. Passenger, freight and sidewalk elevators; loading platform. Hent all or part

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Owners and Builders,
Office 673 Briggs Ave., Richmond Hill,
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Fire-proof Building

Strictly Residential Section.

Take Fulton St. "L" to Greenwood Ave. Station, 109th St. Stairway, Phones \$27-3935-3472 Richmond Hill.

OPERATORS ASSOCIATES, INC., Parsons Ave.-Hyacinth Place,

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Redutiful nine-room stucce cottage, brick front, large enclosed porch, sleeping porch, butler's pantry, 2 baths; screens and all improvements; plot 48x100; garage space; possession October 1. Owner must sell. No reasonable offer refused. Apply on premises, 1205 E. 21st St. Phone Midwood 5040, 6r to S. MARION, 291 Broadway, New York FOR SALE

NO. 319 WEST 74TH ST. 5-Story American Basement Dwelling.

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HARRISON "Bargain—Large reception hall, parlor, dining room, butler's pantry, kitchen, five bedrooms, bath, fireplaces, double garage, 2 acres, \$17,000—\$7,000 cash. CHARLES J. LAWRENCE, Danner Ave., Harrison, N. Y. Tel. \$15-J Park."

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Chester Hill, substantial well planned all improvements; lot 50x100. \$3,000, balance on mortgage; six rooms, and of the bath, every modern convenience; 60 foot plot; \$17,500. \$6x200. VARIAN & STILWELL, opp. depot, McClellan & CO., Inc., Mt. Vernen, N.Y. Marmaroneck. Tel. 394.





Moderate cash payment; balance on easy mortgage.
Write or phone W. J. Lockwood.
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Beautiful 12-room one family dwelling; every improvement; in the choice residential section. IMMEDIATE POSSES. SION.

Sale will be held on premises.

143 Park St., East Orange, N. J. Saturday, October Ind., at 2 P. M. Terms arranged at sale.

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20 ACRE ESTATE Old Colonial rooms, three baths; several outbuildings; beautifully located in hills of Westchester; price \$48.880; might exchange.

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